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**FORM 'A'**  
**[See rule 3 (2)]**  
**APPLICATION FOR REGISTRATION OF PROJECT**



To,  
Tamil Nadu Real Estate Regulatory Authority (TNRERA),  
No.1A, 1st Floor,  
Gandhi Irwin Bridge Road, Egmore,  
Chennai – 600008.

Sir,

We hereby apply for the grant of registration of Our project to beset up at at Old No.174, later No.143, New No.37, Rajakilpakkam Village, Tambaram Taluk, near TAN Avenue, was originally in Chengalpattu District and then Kancheepuram District, presently reverted back to Chengalpattu District, Tamil Nadu.

1. The requisite particulars are as under:-

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| (i) Status of the applicant                        | : Individuals   |
| (ii) In case of individual –<br>Owner cum Promoter |   |
| (a) Name   | <b>Mr. DILEEP BHANDARI</b>  |
| (b) Fathers's Name                                 | Prakashmal Bhandari   |
| (c) Occupation                                     | Promoter  |
| (d) Permanent address                              | No.73, Mahatma Gandhi Road,<br>Nungambakkam, Chennai - 600034   |
| Contact Number                                     | +91-9841022990  |
| Email ID   | dileep.bhandari@gmail.com   |
| (a) Name   | <b>M/s. Classic Homes, a sole proprietorship concern represented by its proprietor Mr. Dileep Bhandari,</b> |

For CLASSIC HOMES

*Dileep*  
Proprietor

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| (b) Fathers's Name   | Prakashmal Bhandari  |
| (c) Occupation   | Promoter   |
| (d) Permanent address  | No.73, Mahatma Gandhi Road,<br>Nungambakkam, Chennai - 600034  |
| Contact Number   | +91-9841022990   |
| Email ID   | dileep.bhandari@gmail.com  |
| (e) Photographs  | Attached   |
| (iii) PAN No.  | Mr. Dileep Bhandari - AABPB8336K   |
| (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained | HDFC Bank Ltd,<br>Nungambakkam Branch,<br>No 40, Nungambakkam High Rd,<br>Ponnangipuram, Nungambakkam,<br>Chennai - 600034   |
| (v) Details of project land held by the applicants   | All that piece and parcel of land measuring 0.40 Acres, comprised in Survey No.165/1A2, corresponding to Old Survey No.165/1, situated at Old No.174, later No.143, New No.37, Rajakilpakkam Village, Tambaram Taluk, near TAN Avenue, was originally in Chengalpattu District and then Kancheepuram District, presently reverted back to Chengalpattu District, bounded as follows:<br><br>North by: Survey No.165/30<br>East by: 30 Feet Road<br>South by: Survey No.165/1B;<br>West by: Survey No.164<br><br>presently within the Sembakkam Municipality Limits and the Registration District of Chennai South and Sub-Registration District of Selaiyur. |
| (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project.                             | 1. Planning Permission Approval Letter, dated 09.10.2020.<br>2. Planning Permit NO.B/NHBB/329/2020, dated 09.10.2020, issued by the Chief Planner, Chennai Metropolitan Development Authority <sup>[RJ1]</sup> .<br>3. Approval in Ka.A.No.83/2020-2021,   |

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|  | dated 18.11.2020, issued by the Commissioner, Sembakkam Municipality.  |
| (vii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc. | Nil  |
| (viii) Agency to take up external development works.   | Self-Development   |
| (ix) Registration fee  | Demand draft dated, drawn on HDFC Bank Ltd, Nungambakkam Branch, bearing No.095359, for an amount of Rs.82,795/- calculated as per sub-rule (3) of rule 3. |
| (x) Any other information the applicant may like to furnish.   | As per approved Plan, the total floor area of residential building is 4139.75 [RJ2] Square meter.<br><br>The name of the project is "IMPERIA RESIDENCES"   |

2. We enclose the following documents in triplicate, namely:-

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| (i) Authenticated copy of the PAN card of the promoter.  | : Enclosed |
| (ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years | : Enclosed |
| (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to                                | : Enclosed |

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| (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details   | : Sale Deed No.556/2020 dated 22.01.2020, at SRO- Selaiyur <sup>[R3]</sup>   |
| (v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed | Not applicable   |
| (a) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases   | : Enclosed<br><br>The project registration has been applied for 1 residential building construction with extent of the land measuring 0.40 Acres (i.e., 1618.73 Sq.mt) |
| (vi) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority  | : Enclosed   |
| (vii) the plan of development works to be executed in the proposed project and   | : (i) Water Supply -Ground Water,  |

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| <p>the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy</p>                  | <p>(ii) Sewage Disposal – Septic Tank,<br/>                 (iii) Solid Waste Disposal – Garbage,<br/>                 (iv) Renewable Energy – NA,<br/>                 (v) Fire Fighting (for MSB) – NA,<br/>                 (vi) Emergency Evacuation Service (for MSB) - NA</p> |
| <p>(viii) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project</p>                     | <p>: Latitude – 12.910544,<br/>                 Longitude – 80.152343</p>   |
| <p>(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees</p>  | <p>Nil</p>  |
| <p>(x) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately</p> | <p>Area Statement Enclosed</p>  |
| <p>(xi) the number and areas of covered parking available in the project</p>  | <p>Cars – 38 Nos,<br/>                 Two wheeler – 11 NOS[RJ4].</p>   |
| <p>(xii) the number of open parking areas available in the project</p>  | <p>Cars – 2 Nos,</p>  |
| <p>(xiii) Details of Undivided Shares pertaining to the project</p>   | <p>Area Statement Enclosed</p>  |
| <p>(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project</p>  | <p>Not applicable</p>   |
| <p>(xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers,</p>   | <p>: Details Enclosed</p>   |

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| project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project |            |
| (xvi) a declaration in FORM "B"   | : Enclosed |

3. We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 26.04.2021

Place: Chennai

For CLASSIC HOMES  
  
Proprietor

Yours faithfully,  
Signature and seal of the applicant(s)